

**TOWN OF CHARLOTTE  
SELECTBOARD  
MINUTES OF MEETING  
AUGUST 8, 2005**

**APPROVED MINUTES OF MEETING**

**MEMBERS PRESENT:** Eleanor Russell, Chairperson; Jennifer Cole, Francis Thornton, Ed Stone.

**MEMBERS ABSENT:** Charles Russell.

**OTHERS PRESENT:** Carrie Spear, David Miskel, Hugh Lewis Jr, Clark Hinsdale III, Greg Brown, Garrett (?), Tucker Holland, John Hammer, Charlotte News; and others.

**1. CALL TO ORDER**

Ms. Russell, Chairperson, called the meeting to order at 7:00 p.m.

**2. ADJUSTMENT TO AGENDA**

None.

**3. PUBLIC DISCUSSION**

None.

**4. HIGBEE ROAD – Relocation**

Ms. Russell reviewed a request for permission to sign a Conditional Use permit and Highway Access permit. A Conditional Use permit fee would be signed with the warrants.

It was the consensus of the Selectboard to authorize the Charlotte Selectboard Chair to sign a Conditional Use permit and Highway Access permit for Higbee Road relocation.

**5. SET TAX RATE**

**MOTION** by Mr. Thornton, seconded by Ms. Cole, to set the Town tax rate at \$0.2237, a Homestead rate at \$1.7730, and a non-residential rate at \$1.6418 as presented.

**VOTE:** 4 ayes, 1 absent (Mr. Russell); motion carried.

**6. APPOINT MONUMENT COMMITTEE**

Ms. Cole reviewed that Happy Patrick, Tom Larson, and Mary Lighthall had expressed interested in serving on a Monument Committee.

**MOTION** by Ms. Cole, seconded by Mr. Stone, to appoint Happy Patrick, Tom Larson, and Mary Lighthall to serve on the Charlotte Monument Committee.

**DISCUSSION:**

Ms. Cole said that the first meeting of the Monument Committee was set for Thursday, 09/08/05.

**Mr. Hammer commented that once the City of Burlington allowed activity on the Burlington green things got out of hand. The Selectboard might want to consider controls on what could be placed on the Town green. Ms. Cole said that the committee would explore guidelines for the green.**

**VOTE: 4 ayes, 1 absent (Mr. Russell); motion carried.**

#### **7. CROSSWALK SIGN FOR CHARLOTTE CHILDREN'S CENTER**

Ms. Russell reviewed that cars were not stopping to allow the children from the Charlotte Children's Center to cross Ferry Road in an existing cross walk. The Center has requested that the Town consider potential solutions to bring a higher level of attention to the crosswalk.

Mr. Lewis explained that the Highway Department did not want a permanent sign in the middle of the road, and suggested that the Center could place cones in the crosswalk when the children were crossing. Another option was a plastic barrel that could be moved into the road.

Ms. Russell suggested that the Center provide a crosswalk monitor with a hand held sign to assist the children. Ms. Russell would contact the Children's Center regarding suggestions.

Mr. Hammer said that traffic calming has been discussed to slow down traffic. The Charlotte CCRPC representative could be contacted regarding potential solutions. Painting the road narrower at the crosswalk could be effective.

Mr. Hammer asked if there would be a liability if someone were hit in the crosswalk. Mr. Miskel stated that by law vehicles must stop for someone standing on the side of the road in a crosswalk. Ms. Russell said that staff would research the question of liability.

Mr. Lewis suggested painting three broader yellow stripes. It didn't appear as if drivers saw the existing sign. "Yield for Pedestrian" signs could be added to each of the existing signs.

#### **8. CCRPC – REGIONAL PLAN UPDATE**

Greg Brown, CCRPC Executive Director, and Garrett (?), Buel's Gore CCRPC representative, reviewed an initial draft (the first of three) of the 2006 CCRPC Regional Plan and reviewed the 2001 plan, and the adoption process (is one-year away). The RPC is seeking written input/comments from Chittenden County communities by September. Following public hearings any changes will be incorporated into a final draft. The CCRPC and the Town Plan must compliment and agree with each other.

Ms. Russell asked what the process was if the Regional and Town plans don't agree. Mr. Garrett (?) explained that the intent was for an informal discussion with a commission appointed from the town and RPC before entering a more formal process.

There was discussion regarding proposed changes from state “growth centers” to planning areas (for example, “metropolitan” planning areas in a city core, and “metro-two” planning areas outside city cores); proposed regional build out as outlined in the Regional Housing Task Force study (if every single lot had a structure there would still be a shortage of houses); enterprise planning areas that would promote business to increase jobs and protect pre-existing businesses; and the proposed draft Regional Plan that is a framework to build on. Mr. Brown noted that broad detail was omitted by design. More would be added in the next draft (due in the fall). The housing section has detail.

Ms. Russell pointed out that 200 new houses proposed for Charlotte was impractical given the poor septic soils in Town. Mr. Brown clarified the 200 were housing units, not separate structures. Towns could consider multi-unit buildings. Furthermore the figure was projected out over a 10-year period. The Task Force targets were intended to show how towns could facilitate housing in Chittenden County. Another issue is the new state septic rules that allows septic where it wasn’t before, said Mr. Brown.

Ms. Russell said that housing needs, open space and recreation are competing needs. Charlotte is conserving land and offering an opportunity for agriculture to flourish, said Ms. Russell. Mr. Brown agreed open space and conservation were important issues, but it was the private sector developers that initiate development.

Ms. Russell asked for copies of the draft CCRPC Plan for Planning Commission, Zoning Board of Adjustment, and Selectboard members.

Ms. Spear requested a copy of the draft plan and questioned where all the new homeowners would work. Mr. Brown replied in Burlington, Winooski, South Burlington, Essex and Colchester. The GBIC has done two planning procedures identifying growth centers for employment. For example, the (captive insurance) service industry was strong in Vermont.

Mr. Brown handed out a schedule for drafts and notes for Board review.

#### **9. CLARK HINSDALE, III: Amendment to Open Space Agreement at Sheehan Green**

Clark Hinsdale, III, signed a Higbee Road application upon request by the Selectboard.

Mr. Hinsdale (III) reviewed a site visit that resulted in a change of location for a curb cut on Hinesburg Road and that was approved by the Selectboard. An existing Open Space Agreement needed to be amended to change map references of the Lot 18 driveway to a new location. Lot 21 and the barn lot across the road have been combined.

Mr. Hinsdale read a Sheehan Open Space Agreement related to a 60’ right-of-way on the (Hinsdale) property. The agreement needs to be approved by all relevant bodies

Mr. Stone asked if the Sheehan Green road would be used to access lots 16 and 17. Mr. Hinsdale replied yes.

Ms. Russell commented that the proposed driveway looked a little further west on the site map. Mr. Hinsdale stated that the location was where the driveway was staked out.

**MOTION by Mr. Stone, seconded by Ms. Cole, to amend an Open Space Agreement to allow a change of access of Lot 18 to a new location as approved by the curb cut permit as presented.**

**VOTE: 4 ayes, 1 absent (Mr. Russell); motion carried.**

Mr. Hinsdale said he would return with Lot 21, which has been seen by the Army Corps of Engineers. The site would be staked tomorrow, said Mr. Hinsdale.

**10. THOMPSON'S POINT LOTS 172 AND 173 – Discussion of Legal Issues Regarding Lease(s)**

Ms. Russell reviewed a letter seeking approval for a lease termination for an existing lease (Holland and Curtis). A new lease would be issued between the two lots (lots 172 and 173).

**MOTION by Mr. Stone, seconded by Ms. Cole, to execute a lease termination of the Holland and Curtis leases and authorize a new lease for one lot with two numbers: 172 and 173, as presented.**

**DISCUSSION:**

**Ms. Russell said that one lease fee would be collected. Staff would research on how taxes would be assessed.**

**Mr. Holland explained that currently the lots were taxed separately. It was understood that the solution as presented would work out best for everyone.**

**VOTE: 4 ayes, 1 absent (Mr. Russell); motion carried.**

**11. SELECTBOARD UPDATES/CHAIR'S REPORT**

Ms. Cole reported that a Thorp Barn Committee meeting scheduled on Monday, 08/15/05, would explore options for restoration and next steps.

Ms. Russell reported on the following items:

- A letter from Wade Weathers was received. Mr. Weather's position on the Zoning Board of Adjustment was open. The Town thanks Mr. Weathers for his many years of service.
- Frank Thornton received a notice regarding a traffic re-vamping of the Route 7 intersection (Ferry Road/Route7). Comments should be received by Friday for response to VTrans. There was a question regarding a left turn signal, which was not included in the project.
- The Vermont League of Cities and Towns Annual Meeting was scheduled 09/14/05 in Killington, Vermont. Comments regarding health care and old road issues were requested. A Charlotte delegate should be appointed to attend.
- A Pilot Funding initiative to urge the State to fully fund state property (taxes) on state owned land was proposed. The Mt. Philo Park in Charlotte is state land.

- The Rescue Department continued to experience staffing issues, which the Town was working to resolve. Ms. Russell said that options proposed were to return to a First Response Squad or to fully fund a paid staff. Mr. Stone reviewed a Town vote on the department budget would not take affect for another year. The FY05/06 budget of \$150,000 is not sufficient to pay full time staff. A volunteer squad had its own issues. People were busy. Furthermore, state mandates regarding crew chief and EMT licensing was an issue, pointed out Mr. Stone. Ms. Russell recommended that the Rescue Department should draft a written financial plan/job description for administrative support and recruitment.

**12. LAND USE REGULATIONS WORK SESSION**

The Selectboard discussed draft Land Use Regulation changes.

**13. APPROVAL OF MINUTES**

Approval of the Selectboard minutes of 07/25/05 was tabled until the next meeting of the Board.

**14. BILLS AND WARRANTS**

The Selectboard members signed bills and warrants as presented.

**15. ADJOURNMENT**

The Chair adjourned the meeting at 9:30 p.m.

Respectfully submitted, Kathlyn Furr, Recording Secretary

*These minutes are subject to correction by the Charlotte Selectboard. Changes, if any, will be recorded in the minutes of the next meeting of the Board.*